

On 2-27-14 at 11:00 a.m. I met with Ms. Roxanne Manning, the Director of the Community Redevelopment Agency (CRA) to discuss a matter related to a development project at 444 W. College Ave. Ms. Manning stated in substance that she had been advised by Mr. Drew Jones of Vancore and Jones, and Leon County Commissioner Kristen Dozier of some alleged questionable conduct by City Commissioner Scott Maddox related to this development. According to Ms. Manning, the project manager, Mr. Mike Steiner had allegedly told Mr. Jones and Commissioner Dozier that Commissioner Maddox had made a statement that he could deliver five positive votes for this project if Steiner would give his (Maddox) partner in Governance 10% of the funds awarded over \$1.2 M by the CRA. I left the room to brief the Manager and during that time Ms. Manning and Commissioner Dozier had a brief phone conversation. Commissioner Dozier advised Ms. Manning that Mr. Steiner had contacted her again and stated he did not want to discuss the matter any further with any one.

On 2-27-14 at 4 p.m. the City Attorney, Lew Shelley and I met with the City Manager to discuss the allegation. After a brief discussion it was decided that the City Attorney and I would interview Mr. Jones, Commissioner Dozier and Mr. Steiner to determine exactly what was said during their conversations.

On 2-28-14 at 8:30 a.m. Mr. Shelley and I interviewed Ms. Manning again regarding the details of this allegation. Ms. Manning stated that Mr. Jones had advised her in January 2014 that he was working for Mr. Mike Steiner and lobbying the CRA Board Members in support of the project at 444 W. College Ave. On February 26, 2014 between the City Commission Sales Tax Workshop and the regular City Commission Meeting she ran into Mr. Jones. During this contact, Mr. Jones told Ms. Manning that Mike Steiner had told him that one of the CRA Board Members had not conducted themselves properly in reference to the project at 444 W. College Ave. and she needed to speak with Commissioner Dozier for more information. Later that evening Ms. Manning called Commissioner Dozier and inquired as to what was going on. Commissioner Dozier told Ms. Manning that Mike Steiner had told both she and Drew Jones that Commissioner Maddox had tried to bribe him. Commissioner Dozier told her (Manning) that according to Mr. Steiner, Commissioner Maddox had said if he (Steiner) would give his partner in Governance 10% of the amount that the CRA funded above \$1.2 M that he would guarantee five votes for the funding request. Commissioner Dozier advised Ms. Manning that Mr. Steiner seemed very upset over this issue and stated he planned to do something about it after the CRA Meeting on February 27, 2014. Ms. Manning advised Commissioner Dozier that she planned to speak with Asst. City Manager Tom Coe about this matter and ended the conversation.

On 2-28-14 I spoke via phone with Leon County Commissioner Kristen Dozier regarding this issue. Commissioner Dozier advised me that she's a personal friend of Mike Steiner and that prior to the CRA Meeting Mr. Steiner had told her about some alleged improper conduct by Commissioner Maddox. Mr. Steiner told her that Mr. Dan Gilbertson, the owner of Pot Belly's Bar had told him that he (Gilbertson) and Commissioner Maddox had a conversation regarding the project at 444 W. College Ave. Allegedly, Commissioner Maddox told Mr. Gilbertson that Mr. Steiner needed to hire a lobbyist for this project and that he (Maddox) could deliver five positive votes if Gary Yordon was paid 10 % of any funds awarded by the CRA above \$1.2M. Commissioner Dozier stated that Mr. Steiner stated that he had also spoken with Mr. Drew Jones regarding Commissioner Maddox. She stated Mr. Jones had contacted her and encouraged her to inform Ms. Manning of this situation. Commissioner Dozier stated that she had shared this information with Ms. Manning the day before.

On 2-28-14 Lew Shelley and I contacted Mr. Mike Steiner via phone regarding this matter. Mr. Steiner stated that he did have a conversation with Commissioner Maddox in late November or early December, 2013 regarding the project at 444 W. College Ave. At that time Commissioner Maddox recommended that he hire Mr. Gary Yordon as a lobbyist for the project. Mr. Steiner stated that he did not tell Commissioner Dozier or Drew Jones that Commissioner Maddox was trying to bribe him, nor did he say anything regarding a 10% fee or payment relating to the project. He further stated that Mr. Dan Gilbertson had not related any information of this nature to him.

On 3-3-14 the City Manager and I spoke with Commissioner Maddox regarding this issue. Commissioner Maddox stated he did speak with Mr. Dan Gilbertson a couple of days before the CRA Meeting and he did advise Gilbertson a lobbyist may need to be hired for the project. He doesn't recall recommending Gary Yordon, but he stated he definitely did not said anything about a 10% fee or payment or discuss anything related to votes regarding this project.

On 3-11-14, at approximately 4:45 p.m., Lew Shelley talked by phone with Mr. Dan Gilbertson, the owner of Pot Belly's Bar on W. College Avenue. He stated that he strongly supported the CRA's funding of the 444 W. College Avenue project since it would be located very close to his properties. He stated that he had talked to all CRA board members at least once about the project. He stated that he had talked to Commissioner Maddox a few days before the CRA meeting on February 27, 2014. He stated that Commissioner Maddox indicated that he thought it was a good project and would likely be approved for CRA funding. Mr. Gilbertson denied that Commissioner Maddox said anything regarding a 10% payment for delivering a positive outcome or five positive votes.

Background Information:

In August 2013 discussion was started with city staff regarding the proposed mixed use project at 444 W. College Ave. On January 24, 2014 Mr. Mike Steiner, acting as the developer's representative submitted an application for CRA funding. The original request was for a total of \$2.6 M in CRA funds. Staff performed a standard review and analysis of the project and the requested funding. Staff completed an agenda item with a funding recommendation range of \$1.2 M to \$1.6 M. Staff briefed Commissioners on the recommendation and the CRA Board met on February 27, 2014 to consider the request. Commissioner Maddox did not attend the meeting. The CRA Board voted 7 to 1 to approve the funding request at the top of the range for \$1.6 M. Commissioner Proctor was the single dissenting vote. (Refer to CRA Board meeting minutes from February 27, 2014 for further details).